



Lowcliff Walk, Heckmondwike,

£186,250

**** DETACHED BUNGALOW ** TWO BEDROOMS ** FRONT & REAR GARDENS **
** WELL PRESENTED ** CUL-DE-SAC SETTING ****

If you're looking to downsize then this is the bungalow for you.

This well presented two bedroom detached bungalow offers manageable living at an affordable price. Situated within walking distance of Heckmondwike Town Centre which boasts amenities, shops and bus routes.

Benefits from a modern fitted kitchen, house bathroom, gas central heating and upvc double-glazing. Outside there are gardens to front and rear with a driveway providing off street parking.



Hall

Kitchen

11'1" x 9'0" (3.38m" x 2.74m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob, plumbing for auto washer and radiator.

Lounge

18'0" x 10'5" (5.49m" x 3.18m")

Electric fire with feature fireplace surround and radiator.

Bedroom One

12'2" x 10'5" (3.71m" x 3.18m")

Fitted wardrobes, radiator and far reaching views.

Bedroom Two

11'0" x 9'2" (3.35m" x 2.79m")

Radiator and upvc doors leading to rear.

Bathroom

White three piece suite comprising panel bath with electric shower over, low flush wc, pedestal wash basin and radiator.

Exterior

Well stocked garden to front and rear with patio area and driveway providing off street parking.

Council Tax Band

B

Tenure

FREEHOLD



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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